



DATE FILED 3.31.21  
APPLICATION NUMBER 2021-736  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:



A change in zoning classification of the property hereinafter described; or



A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 19344169

Address of property: 2914 Williams Rd, Matthews, NC 28105

Location of property: South side of Williams Road, west of the intersection between Williams Road and Williams Station Road.

Title to the property was acquired on July 22, 2020

and was recorded in the name of Tyler Mundy

whose mailing address is 2900 Williams Road, Charlotte, NC 28105

The deed is recorded in Book 34837 and Page 69 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15

Requested zoning classification: R-VS

List reason(s) why zoning should be changed (use separate sheet if necessary):

The Petitioner is requesting the rezoning of this site to accommodate the development of up to 13 one-family detached dwelling units on the site. The higher density will help promote affordable housing options on the site.

Application number

2021-730

For office use only



Signature of property owner (must be original)

Tyler Mundy

Print name of property owner

11011 Atrium Way, Matthews, NC 2810

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

980-771-9200

Property owner's phone number/email address

tyler@clockworkcarolinas.com

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

**List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.**

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

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See Exhibit A Attached Hereto

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS, CONTINUED

## SUMMARY OF THE REZONING PROCESS

**APPLICANT:** Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

**PROPERTY OWNERS:** These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office March 31, 2021

Town Board of Commissioners formally accepts application and sets Public Hearing date April 12, 2021

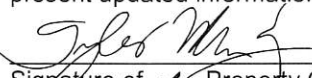
Notices sent via mail to affected/adjacent property owners on or before May 31, 2021

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning June 14, 2021

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request June 22, 2021

Town Board of Commissioners approves or denies application July 12, 2021

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Signature of  3.29.2021  
 Date  
☒ Property Owner  
☐ Agent for Property Owner  
☐ Other (please identify) \_\_\_\_\_

Signature of \_\_\_\_\_ Date \_\_\_\_\_  
☐ Property Owner  
☐ Agent for Property Owner  
☐ Other (please identify) \_\_\_\_\_

Signature of \_\_\_\_\_ Date \_\_\_\_\_  
☐ Property Owner  
☐ Agent for Property Owner  
☐ Other (please identify) \_\_\_\_\_



**EXHIBIT A**Parcel No. 19353310

Kenneth A Rattie  
Sandra J Rattie  
2556 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353311

Jennifer S Hinson  
2550 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353312

Casy A Bennett  
2542 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353313

Alfonso Pardo Sr.  
Maria Pardo  
Alfo Pardo Jr.  
2534 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353314

Letetia Mullenix  
Eric Mullinex  
2528 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353315

Shabbir A Mian  
2522 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353316

James Todd Holtzclaw  
2512 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353317

Bhupendrakumar Patel  
Stormy Lynn Patel  
2502 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353399

Owners Association Inc.  
Williams Crossing Property  
PO Box 18712  
Charlotte, NC 28218

Parcel No. 19344170

Tyler Mundy  
2910 Williams Rd  
Matthews, NC 28105

Parcel No. 19344171

Tyler Mundy  
2900 Williams Rd  
Matthews, NC 28105

Parcel No. 19344159

Mundy Real Estate LLC  
Kermits Whispering Ursa Minor LLC  
2900 Williams Rd  
Matthews, NC 28105

Parcel No. 19346198

Charles E Baker  
Betty K Baker  
2843 Williams Rd  
Matthews, NC 28105

Parcel No. 19317210

D Ballard Construction Inc.  
4806 Hwy 74 West  
Monroe, NC 28110

Parcel No. 19317202

Mihreteab Tewolde  
12009 Shasta View Wy  
Matthews, NC 28105



2021.730

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.





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Ladies and Gentlemen:

Your consideration of this petition is requested for:

- ☒ A change in zoning classification of the property hereinafter described; or  
☐ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 19344159

Address of property: 2900 Williams Rd, Matthews, NC 28105

Location of property: South side of Williams Road, west of the intersection between Williams Road and Williams Station Road.

Title to the property was acquired on December 15, 2020  
and was recorded in the name of Kermit's Whispering Ursa Minor, LLC & Mundy Real Estate, LLC  
whose mailing address is 11011 Atrium Way, Matthews, NC 28105

The deed is recorded in Book 35452 and Page 217 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS



List reason(s) why zoning should be changed (use separate sheet if necessary):

The Petitioner is requesting the rezoning of this site to accommodate the development of up to 13 one-family detached dwelling units on the site. The higher density will help promote affordable housing options on the site.

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Signature of property owner (must be original)

**Tyler Mundy**

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11011 Atrium Way, Matthews, NC 28105

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Property owner's mailing address, continued

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Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

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Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

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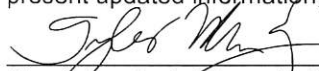
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 Signature of ☒ Property Owner 3.29.2021  
                   \_\_\_ Agent for Property Owner Date  
                   \_\_\_ Other (please identify) \_\_\_\_\_

Signature of \_\_\_ Property Owner \_\_\_\_\_ Date \_\_\_\_\_  
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**EXHIBIT A**Parcel No. 19353313

Alfonso Pardo Sr.  
Maria Pardo  
Alfo Pardo Jr.  
2534 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353314

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Eric Mullinex  
2528 Windsor Chase Dr  
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Bhupendrakumar Patel  
Stormy Lynn Patel  
2502 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353318

Marlena P McMurray  
2454 Windsor Chase Dr  
Matthews, NC 28105

Parcel No. 19353319

Leon A Daniel  
Kimberly G Daniel  
2448 Windsor Chase Dr  
Matthews, NC 28105

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2843 Williams Rd  
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Parcel No. 19317210

D Ballard Construction Inc.  
4806 Hwy 74 West  
Monroe, NC 28110

Parcel No. 19317202

Mihreteab Tewolde  
12009 Shasta View Wy  
Matthews, NC 28105

Parcel No. 19317201

Hazel Williams Jr  
Malacy T Williams  
3105 Williams Station Rd  
Matthews, NC 28105

Parcel No. 19344158

Michael Holmes  
Jessica Ballesteros  
3011 Williams Station Rd  
Matthews, NC 28105

Parcel No. 19344157

Donna E Poyner  
3007 Williams Station Rd  
Matthews, NC 28105

Parcel No. 19344156

Sue W McAdams  
HSB Hugh D  
3001 Williams Station Rd  
Matthews, NC 28105

Parcel No. 19344155

Michael G Roberts  
Avril Roberts  
2913 Williams Station Rd  
Matthews, NC 28105

Parcel No. 19344154

Stephen L Hunt  
Karen O Hunt  
2907 Williams Station Rd  
Matthews, NC 28105

Parcel No. 19344153

Amy Blackley  
Luke Hansen  
2901 Williams Station Rd  
Matthews, NC 28105

Parcel No. 19344145

Michael B Thorne  
Shivangee D Thorne  
2801 Cross Tie Ln  
Matthews, NC 28105



2021-730

Parcel No. 19344144

Richard M Beasley  
Laurie A Beasley  
2802 Cross Tie Ln  
Matthews, NC 28105

Parcel No. 19344143

David L Austin  
Kimberly S Austin  
2806 Cross Tie Ln  
Matthews, NC 28105

Parcel No. 19344142

Matthew L Howell  
Spela Howell  
2810 Cross Tie Ln  
Matthews, NC 28105

Parcel No. 19344141

Cynthia W Leavens  
2814 Cross Tie Ln  
Matthews, NC 28105

Parcel No. 19344140

Clark Jeanlouis  
Fatie Jeanlouis  
2818 Cross Tie Ln  
Matthews, NC 28105



2021-730

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Engineers, Surveyors, Planners, Scientists

## MEMO

**Date:** March 31, 2021

**To:** Mr. Jay Camp, Planning Director

**From:** Greg Emery, Project Engineer

**Subject:** Rezoning Application filed by Clockwork Realty Group Requesting the Rezoning of an Approximately 3.967 Acre Site Located on the South Side of Williams Road, West of the Intersection of Williams Road and Williams Station Road, From the R-15 Zoning District to the R-VS Zoning District (Tax Parcel No. 193-441-59)

**Copies:**

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The above referenced Rezoning Application is proposing a residential community meeting the intent of Section 155.503.1 of the Town of Mathews Unified Development Ordinance. This rezoning consists of two parcels, PID 19344159 (Site A) and PID 19344169 (Site B).

The proposed residential community located on Site A is a low to moderate density development which can easily be accommodated on the site. The overall density of the proposed site is 3.28 dwelling units per acre and the primary vehicular access point would be from a proposed drive that provided easy access to Williams Road.

The applicant has worked with the existing site conditions to design a development that limits the amount of land disturbance to maximize the tree canopy and open space area provided.

The proposed residential community demonstrates appropriate land use relationships with adjoining parcels. The proposed community would contain single family detached dwelling units, which is consistent with and complimentary to the adjacent land uses. The adjacent land uses are single family detached dwelling units and vacant land.

The proposed development on Site B (located north of Site A) will consist of a PCCO access easement containing a detention basin, required undisturbed area and the potential for one single family dwelling unit.

This Rezoning Application will seamlessly integrate into the surrounding community and provide much needed housing in this desirable location in the Town of Mathews.

Please do not hesitate to reach out to me with any questions or comments. Sincerely,

EMH&T

Greg Emery, PE